

PUBLIC HEARING--July 14, 1965

Appeal #8271 S. Maizel and Sons, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 14, 1965:

ORDERED:

That the appeal for a variance from the provisions of paragraph 7204 of the Zoning Regulations requiring 9 x 19' parking spaces and for a variance from provisions of para. 7205.12 of the Zoning Regulations to permit automobile parking less than three feet from building and side lot line at 1700-1714 Galen Street, S.E., lots 135, 134, 133, 132, 131, square 5755, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) The appellant in this instance took over these five dwellings on a foreclosure and which were approximately 75% completed at the time.

(2) Appellant stated that it is a physical impossibility to provide parking in accordance with the regulations as there is not room in the rear to provide parking pads due to a sharp incline at the rear of the property which would require expensive retaining wall. He proposes to provide the spaces beside the buildings with driveways from Galen Street.

(3) An inspection of the plans indicate that the spaces are 9 x 19' in size and therefore that portion of the appeal requesting a variance from the provisions of para. 7204 of the Zoning Regulations is not applicable in this appeal.

(4) A topographic plat indicates a slope from the rear of the lot varying from 122 and 124 feet to a high of 140 and 146 feet. Appellant stated that to provide the parking at the rear would involve excavation which could endanger the apartment buildings to the rear.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations due to adverse conditions of the property consisting of the topography which shows an incline starting at 122 feet and rising sharply to 146 feet.

In view of the above it is our opinion that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps.